

Qualico Parkside



QUALICO[®]
PROPERTIES

 **CUSHMAN &
WAKEFIELD**

BUILDING HIGHLIGHTS

Address: 37 Quarry Park Blvd SE

Available Space: ~~Suite A - ± 5,001 sf~~ **LEASED**
Suite B - ± 6,555 sf
Suite C - ± 5,026 sf
Suite D - ± 5,350 sf
~~Suite E - ± 8,465 sf~~ **LEASED**

Operating Costs: \$13.71 psf (est. 2024)

Building Size: 97,926 sf

Year Built: 2013

Floors: 3

Lease Rates: Market Rates

Available: Immediately

Parking Ratio: 1:333 sf

Tenant Renovation Allowance: Negotiable



PROPERTY DETAILS



- Landscaped green spaces throughout the complex with benches, trees and flowers surrounding the building
- Close proximity to Deerfoot Trail and Glenmore Trail
- Within walking distance to many retail amenities including: Co-Op Grocery and Pharmacy, Chopped Leaf, Starbucks, Mucho Burrito, The Park Restaurant, Original Joe's, TD Canada Trust Bank
- Conveniently located adjacent to Quarry Park Library and Remington YMCA
- 20 minute drive to downtown Calgary and YYC International Airport



PHOTOS



MAIN FLOOR

~~Suite A ± 5,001 sf~~ **LEASED**

Suite B - ± 6,555 sf

Suite C - ± 5,026 sf

Suite D - ± 5,350 sf

~~Suite E ± 8,465 sf~~ **LEASED**



 360 Matterport Virtual Tour



TENANT LOUNGE

Qualico Parkside boasts a sophisticated and inviting tenant lounge designed for tenants to relax and socialize. The lounge features everything one needs to unwind including plush seating, warm fireplace, wet bar, and games area.

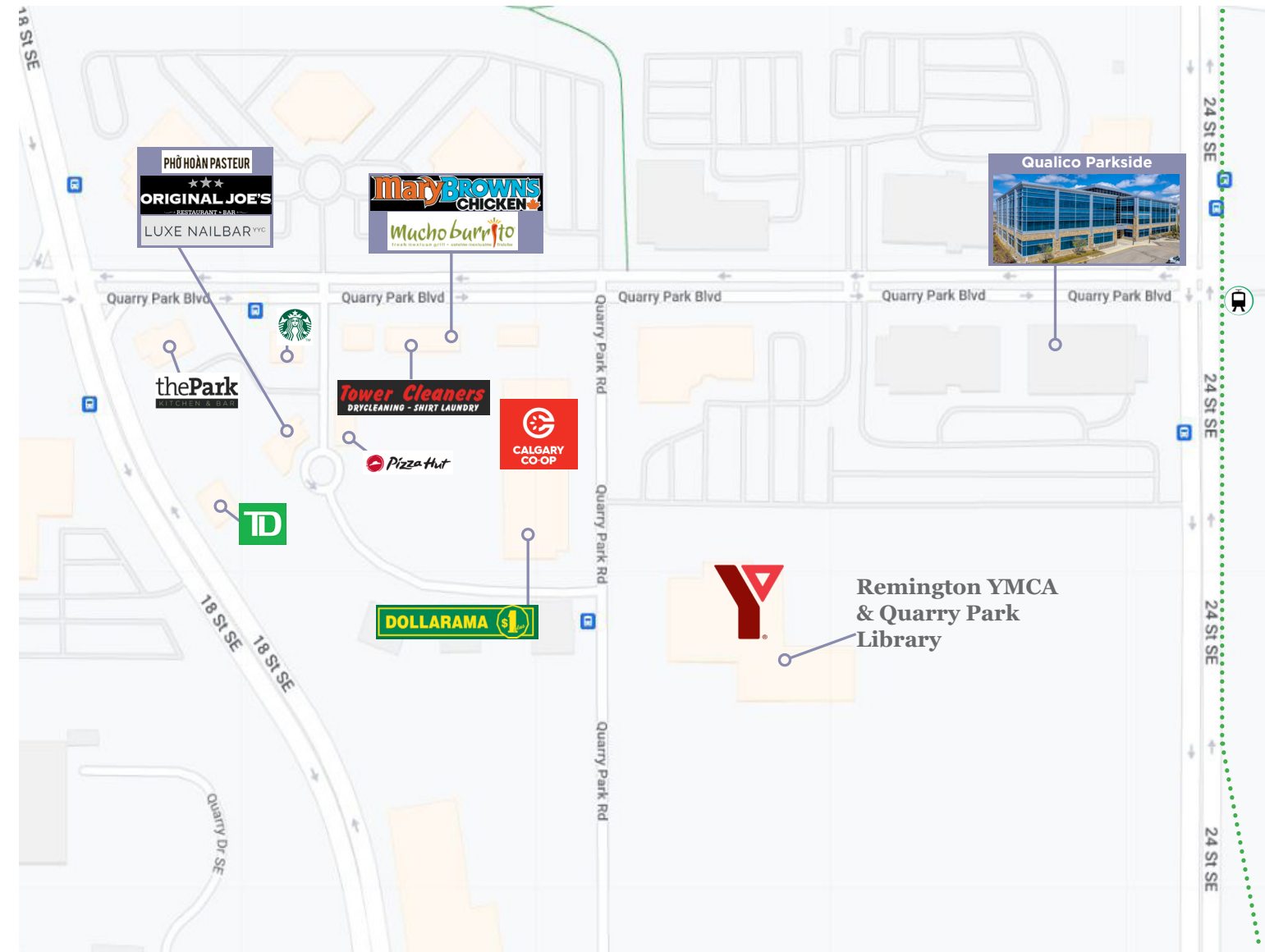
Tenants can recharge in style, enjoying entertainment and camaraderie in a thoughtfully designed tenant lounge that enhances the everyday work life.



NEARBY AMENITIES

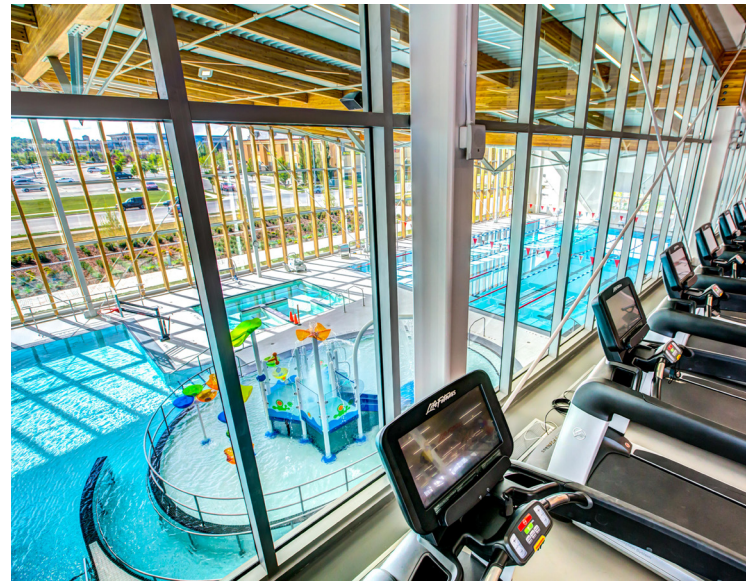
Qualico Parkside offers an abundance of quality retailers and service providers, all within walking distance of QPS.

Several public transit stops are located along 24th Street SE and run parallel to QPS, with others located along Quarry Park Blvd & 18th Street SE. QPS will be serviced by the future Green Line LRT alignment and project expansion, with proximate access to the future Quarry Park station.



REMINGTON YMCA

Quarry Park is home to one of Calgary's finest YMCA facilities, the Remington YMCA. Situated in the heart of Quarry Park, Remington YMCA boasts a modern community hub with facilities that include leisure pool, indoor running track, functional fitness facility and studio, childcare centre, and access to a City of Calgary Public Library. The 94,000-sf facility offers organizations a prime opportunity to experience all that Quarry Park has to offer.



Quarry Park is a mixed-use community with an abundance of green space and walking paths. The 400-plus acre site has been transformed into one of Calgary's prime destinations for work life balance. The Market at Quarry Park features a broad spectrum of retail and dining options including a full-service grocer.

Boasting a variety of residential offerings that range from single family homes to condominiums, Quarry Park caters to the working family.

QUARRY PARK

ABOUT QUALICO PROPERTIES

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Since 1951, Qualico has grown from a small residential developer to one of the largest privately held development companies in Western Canada.

As part of Qualico, Qualico Properties is a fully-integrated real estate company with nearly seven decades of experience. We work alongside experts in community building, home and multifamily builders, and manufacturers of building materials. Together, we're able to integrate our properties into the communities we build and collaborate to increase the density around our sites.

Through it all, we prioritize the people who use our spaces, whether they're customers, or people collaborating in an office setting.

We consider their aspirations and strive to improve their overall experiences. Through the lenses of development (what we build), leasing (who we invite into our sites), and property management (how we support our tenants) we work alongside the rest of Qualico to build a better city: one that facilitates connections and brings people together.

WE BUILD FOR TOMORROW



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